

HALL COUNTY BOARD OF SUPERVISORS MEETING FEBRUARY 27,2001

The Hall County Board of Supervisors met from adjourned session and by published call in the county board meeting room, 121 South Pine, Grand Island, Nebraska, February 27, 2001 at 9:00 a.m.

The meeting was called to order by Chairman Richard Hartman.

INVOCATION: Invocation was given by Rev. Jim Tooley with the Salvation Army.

ROLL CALL: Present on roll call were Scott Arnold, Jim Eriksen, Richard Hartman, Bob Humiston, Bud Jeffries, Pamela Lancaster and Lonnie Logan. Also present were County Attorney Jerry Janulewicz and news media representatives from the *Grand Island Independent* and KRGI.

CONSENT AGENDA: Lancaster made a motion and Jeffries seconded to approve the following items by consent agenda:

1. 1. Accept and place on file the minutes of the February 13 meeting
2. 2a. Approve Resolution #01-0014 to establish a policy for payment regarding attendance at conventions and training meetings
3. 2c Approve and Authorize the chair to sign easement and right-of-way for all existing section roads at CAAP
4. Approve the final plat for Bosselville subdivison
5. 16 approve Resolution #01-0015 for Exchange of collateral for Five Point Bank
6. Accept and place on file the office reports for County Attorney Statistical Report and the Clerk of the District Court
7. Accept and place on file the Hall County Treasurer's Miscellaneous Receipts
8. Accept and place on file communications as received.

Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

OFFICE REPORT CLERK OF THE DISTRICT COURT JANUARY 2001

INTEREST ON ACT#114-0090191	\$ 7.63
FEES & INTEREST ACT#2-200-4	\$4,343.29
INTEREST ON ACT #7-396-2	\$ 123.78

PUBLIC PARTICIPATION - Lonnie Logan recognized Jamie Harper, a seventh grader at Westridge Middle School. She received the Prudential Outstanding Community Service Award. She received \$1,00.00, a silver medallion and trip to Washington, DC to participate in the national competition. Logan congratulated Jami. Jami stated that her project was to provide an afagan for children that were housed at the Crisis Center. She has taught a class and recruited volunteers to make afagans for the project.

COUNTY ATTORNEY 2d CONSIDER AND TAKE ACTION ON PROPOSED PURCHASE AGREEMENT FOR THE PROPERTY LOCATED AT 231 SOUTH LOCUST STREET: County Attorney Jerry Janulewicz included a copy of the contract in the board's packets. From the previous meeting \$425,000.00 was offered for the building and the parking lots. The agreement is tentative and will need to be approved before March 1. The seller is to pay the real estate taxes for 2000 and they will be prorated for 2001. The environmental studies, heating, plumbing and termite inspections have a maximum of \$10,000.00. The county would obtain possession on June 1. The law firm of Lauritsen and Brownell would have the option to stay until September 1. Hartman commented on the criticism from the Grand Island Independent. Lancaster asked how many parking spaces there would be and Janulewicz stated there were 25 parking spots. Logan made a motion and Arnold seconded to approve the purchase agreement. Janulewicz stated he tried to contact Sid Cook concerning the comments in the paper regarding the elevator size but was unable to talk to him this morning. The elevator does meet ADA size for existing buildings. There are different standards to provide ADA access to the public in existing buildings.

Public response – Mr. O'Neill questioned the platting of the property and asked if it would require that the property be subdivided. Jerry Janulewicz checked with Chad Nabity last week regarding the subdividing of the lots. The county would follow the same requirements. The lots as they exist now were divided prior to these requirements to subdivide. Logan stated that this is a good decision and it fits in with our long-range plan. It doesn't address all of our space problems but it is a good alternative to get the county on tract. Arnold stated that this property fits in as well or better than the other property the county was looking at. The vote on the motion to approve the purchase agreement was taken. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

Arnold made a motion and Humiston seconded to issue the check for \$10,000.00 for the earnest money to purchase the property. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

8 PARKS COMMITTEE DISCUSSION ON WATER AND SEWER AT HALL COUNTY PARK: Jeffries stated that the park committee met to discuss the water and sewer at the Hall County Park. The city water and sewer service will be run down Schimmer Road and possibly the county park could hook onto the city system. If so, this would eliminate the septic system and water problems at the park. Jeffries stated he would like to be able to address it when it is available. Chuck Kaufman stated he received a letter from the Nebraska Department of Environmental Quality that gave the county 60 days to correct septic system problems at the park. The leach fields are four feet deep and the water depth readings are at six feet. The county will not be able to renew the license for the septic system for the park and that is why they are looking at the city water and sewer system. The board members expressed concern on what the Wood River Warm Slough Project is going to do to the park. Jeffries stated that if the county maintains the

park they would need to address this problem. Jeffries stated he would take this back to the park committee and discuss it further. Lancaster made a motion and Eriksen seconded to refer this to the park committee and to pursue the hard costs of the park using the city water and sewer system. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

4 10:00 A.M. PUBLIC HEARING TO CREATE A PLANNED UNIT DEVELOPMENT FOR BOSSELMAN TRAVEL CENTER: Jeffries made a motion and Eriksen seconded to open the public hearing for the planned unit development. Arnold, Eriksen, Hartman, Humiston and Jeffries all voted yes, with Lancaster and Logan absent for the vote. Motion carried. Regional Planning Director Chad Nabity stated that this is the final public hearing for the planned unit development for Bosselman Travel Center. He asked if the board had any question. Chairman Hartman called for public participation and no one responded.

Jeffries made a motion and Lancaster seconded to close the public hearing. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

Lancaster made a motion and Eriksen seconded to approve Resolution #01-0016 for the planned unit development for Bosselville Subdivision from AG-1 and RC to a Planned Unit Development. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

PUBLIC PARTICIPATION: Chairman Hartman called for public participation and Jerry Poels, 4323 West Highway #30, Grand Island, Nebraska requested to speak to the board on the Wood River Warm Slough Project. He read comments on the project and suggested building a levy west of the Wood River would create the same results as the proposed project. This would not cause the loss of land in the Hall County Park and the loss of family farms.

1015 A.M. PUBLIC HEARING ONE AND SIX COUNTY ROAD PROGRAM: Jeffries made a motion and Lancaster seconded to open public hearing for the One and Six Road Program. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

Chairman Hartman called for public response. Harold Rosenkotter requested to address the board on behalf of the Hall County Airport Authority regarding the improvements of Airport Road. The airport is hoping to add more flights and they are working on various improvements at the airport, along with increasing business at the industrial park. Airport Road was a federal road and it would be a benefit if the road were improved. Jeffries requested to check on the federal designation of Airport Road.

Jeffries made a motion and Lancaster seconded to close the public hearing. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

Jeffries made a motion and Lancaster seconded approve the One and Six Road Program and to approve Resolution #00-0017. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

18 ACCEPT BID FOR RENOVATION OF THE BURLINGTON DEPOT: Marvin Webb with Webb and Associates and Pat Mader with the Hall County Historical Society were present. The bid opening for the renovation was held February 21, 2001 and the low bid was from Westland Building company with a base bid of \$465,748 and the No. A-1 bid of \$24,890.00. The Nebraska Department of Roads and the Hall County Historical Society accepted the low bid and now Hall County will need to accept the bid. Arnold made a motion and Lancaster seconded to accept the low bid from Westland Building Company. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

5c PUBLIC WORKS COMMITTEE RECOMMENDATION REGARDING BUILDING LOCATED IN COUNTY ROAD RIGHT OF WAY AT CAAP: This building in the road right-of-way at CAAP and Jeffries stated they have had several discussion but do not have a recommendation as to what is necessary to make this safe. The future sale of buildings and the right of way will be addressed before the land is sold. Eriksen made a motion and Arnold seconded to table this matter until the next meeting. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

10:30 A.M. PUBLIC HEARING RENEWAL OF A CONDITIONAL USE PERMIT FOR MUCKEL" AERIAL INC: Jeffries made a motion and Lancaster seconded to open the public hearing. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

Chairman Hartman called for public response and no one responded. This is just a renewal and there have not been any problems.

Logan made a motion and Jeffries seconded to close the public hearing. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

The resolution for the renewal of the conditional use permit for Muckel's Aerial Inc. was recommended for a renewal of 20 years. Regional Planning Director Chad Nabity and Building Inspector Max Boersen recommended extending it for the 20 years. Eriksen questioned the 20-year permit. Nabity stated that some permits do not have an end date. This is an airstrip in a rural area and the operator has some investments and will continue to do business. Jeffries stated that the committee questioned the length of the permit but they have issued permits for towers for that length of time. The committee will discuss this further. Jeffries made a motion and Eriksen seconded to approve the conditional use permit for Muckel's Aerial for 20 years. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

2b. APPROVE RESOLUTION TO ESTABLISH A POLICY REGARDING ANNUAL ON-SITE VISITS OF HEADSTART CLASSROOMS: Lancaster stated that to make sure the visits are done at a specific time she requested that a policy and resolution be approved. Lancaster made a motion and Arnold seconded to approve Resolution #01-0018 to establish a policy regarding annual on-site visits of Head Start classrooms. Discussion was held concerning the fact that the board of corrections meetings are held the second Tuesday in March. Lancaster amended her motion and Arnold seconded to change the

visit to the second meeting in March for the visit. Arnold, Eriksen, Hartman, Humiston, Lancaster and Logan all voted yes and Jeffries voted no. Motion carried.

9 DISCUSS AND APPROVE HIRING WEED DEPARTMENT EMPLOYEE: Bob

Humiston stated that the Weed Board has discussed this position and they would like to make this a regular part-time employee and not seasonal employee. This would provide a little more flexibility for the secretary position. The board would like to set more regular hours and get someone trained for the position. Humiston made a motion and Lancaster seconded to approve the hiring a part-time secretary for the Weed Department. Arnold, Eriksen, Hartman, Humiston, Jeffries, Lancaster and Logan all voted yes and none voted no. Motion carried.

Chairman Hartman expressed his condolences for the family of Jack Niemoth. Mr. Niemoth did a lot of work on the Weed Control Authority Board and was the interim superintendent for a while. He was active on the fire department and he will be missed.

7 10:40 A.M. BID OPENING SEALED BIDS FOR PICKUP AND PAINT STRIPPER: This equipment was declared surplus property and it was advertised to take sealed bids for the pickup and the paint stripper. No bids were received for the pickup. One bid was received for the paint stripper from Curt Clausen, 2324 West 11th Street, Grand Island, in the amount of \$580.00. Logan made a motion and Eriksen seconded to accept the bid for the paint stripper from Curt Clausen. Arnold, Eriksen, Humiston, Lancaster and Logan all voted yes and Jeffries and Hartman voted no. Motion carried.

9 DISCUSSION ON UPGRADING TOWNSHIP ROAD TO COUNTY ROAD AT 110TH AND LOUP RIVER ROAD: Eriksen asked to put this on the agenda for further discussion. He stated that at the board approved the construction of the road at the last meeting, but this is not the most typical road project that the county does. He would like to address a couple issues, first there may be other requests in the future and second is the road on the section line. If the fencing that is there is on the easement area it should be the responsibility of the landowner to replace the fence. Eriksen made a motion to construct the road on the section line and landowner will be notified and given 120 days to remove the fence, if it is on the right-of-way of the township road. Discussion was held on the location of the fence and what fence line would have to be moved. Jerry Janulewicz, Marsha Medbery and Marla Conley have been doing research on the location of the township road but have not found the necessary information to clarify the location of the road. Arnold stated the motion needs to be rescinded for more planning and to budget for the expense. Hartman stated that Darrel Johnson looked at the road and estimated the cost would be \$40,000.00. Eriksen withdraw his motion. The item is not on the agenda so the board could not rescind the motion. Lancaster stated that this is not a personality issue, the county needs to have a plan and make sure that it is right, if the county needs to build the road that is fine they can build it. Arnold stated this is not an emergency and it does not need to be built now. This will be discussed further when additional information is available.

12 LONG RANGE PLANNING COMMITTEE APPROVE AND AUTHORIZE CHAIR TO SIGN LETTERS ENCOURAGING THE DEVELOPMENT OF OLD CITY HALL: Logan stated that the letter the encouraging the development of old city hall was included in the packet. Health and Human services have an office in the old Elks Building and would like to have all of their offices together. A developer is looking at the city hall building and they are hoping to acquire tax credits to help with the remodeling project. If the

project takes place, Logan stated he would like to use some of the space for Health and Human Services. Discussion was held on the county renting space for these offices. Lancaster expressed concerns on renting the space and also that we are only required to provide them with 5000 square feet. Logan made a motion and Arnold seconded to authorize the chair to sign the letter included in the packet. Arnold, Eriksen, Humiston, Lancaster and Logan all voted yes and Jeffries and Hartman voted no. Motion carried.

13 RECOMMENDATION FROM PERSONAL COMMITTEE REGARDING EMPLOYEE HANDBOOK: Lancaster stated the personal committee met and they are still working on the employee handbook. When it is finished it will be referred to Jerry Janulewicz to review it. They have looked at all the ideas and have addressed human relation's committee recommendations and the vacation days. They do not have a recommendation at this time.

17 COMMENCE AUDIT OF MONTHLY CLAIMS AND ACTION ON CLAIM AUDIT
The board members reviewed the monthly claims and discussion was held on inmate medical expenses. Logan made a motion and Arnold seconded to approve all claims as audit but to hold claim #01020222 for clarification. Arnold, Eriksen, Humiston, Lancaster and Logan all voted yes and Jeffries and Hartman voted no. Motion carried.

BOARD ASSISTANT'S REPORT: Stacey stated she did not have anything to report.

BOARD MEMBER'S REPORTS: Logan – He attended the merit commission meeting and the ADA meeting. He also reported that Judge Luther expressed concern on the restrooms at the courthouse.

Jeffries – He attend the personal committee meeting on the handbook and they are progressing slowly.

Lancaster – She attended the farewell for the Sheila Bjerrum, the Midland Area Agency on Aging meeting, HeadStart and the computer committee meetings.

Arnold - He attend the computer committee meetings, HeadStart Midland Area Agency on Aging and the Stuhr Museum meeting.

Humiston – He missed a computer committee meeting. He attended the Economic Development meeting, the ADA meeting and the reuse history meeting. They are trying to determine who should own and maintain the materials they have collected.

Eriksen – He attended the Health Board meeting and attended the mapsifter training on GIS He attend the NRD meeting and the meeting on jail standards.

Hartman – He attend the long range planning meeting and reported that the people that were appointed to the health board committee will not be needed.

NEW BUSINESS: Jeffries expressed his concern on the article in the Grand Island Independent on the inmate that was involved in the jail fire. This caused \$100,000.00 in building damage, medical expenses and legal fees.

Eriksen stated that he would like to see some of the information from the long range planning communicated to the department heads on how they may be affected.

Meeting adjourned at 11:40 a.m. The next meeting will be March 13, 2001 at 9:00 a.m.

Marla J. Conley, Hall County Clerk

REMINDER: The County Board meetings may be viewed on GITV Cable Channel 6 and UHF Channel 56 Wednesday at 8:00 a.m. and Friday at 8:00 a.m.